

Planning Officer's Report – LDCA OCTOBER 2020

APPLICATION	2020/59 – Construction of a Two Bedroom Dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	18 th August 2020
APPLICANT	Justine Joshua
PARCEL	SCOT0627
SIZE	0.18 acres (755m ²)
LOCALITY	Sapper Way, St Pauls
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 20th August 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	3 rd September 2020
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection – Comments
5. Property Division	No Response
6. Environmental Management	No Objection
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted
11. Enterprise St Helena (ESH)	No Objection

12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is located within the Sapper Way area, approximately sixty metres west of Coleman's Tower. The land is designated within the Intermediate Zone and has no Conservation area restrictions.

Diagram 1: Location Plan



THE PROPOSAL

The plot measures 755m², and is currently a vacant portion of Crown land. The land was originally designated within the National Forest Estate, however was deemed unproductive and has now been excised for residential development.

The proposal will comprise removing a number of trees on the plot, in order to allow for creating the site platform. Access will be from the main road, which will measure eight metres onto the proposed platform. The platform will measure approximately 26.0 metres in length with a width of 13.0 metres. As a result of this excavation, an embankment created will measure approximately 2.7 metres vertically across the section indicated.

The proposed dwelling will be situated towards the eastern side of the site platform. The house is of a bungalow design, with a footprint of 164 square metres. This results in a plot coverage of approximately of 22 percent. The floor layout consists of an open planned kitchen, dining and lounge area, which will be situated on the north side of the house. An opening will then lead into the corridor towards the south (rear) side of the property, where there is a separate toilet, utility room and shared bathroom on the south west side, a modest sized bedroom located centrally in the corridor and second bedroom on the east. An open verandah has been proposed on the north and east elevation.

The external walls will be of concrete block, which will be rendered and painted. Roof coverings will be of IBR sheeting. The roof will be of a gable design, pitched at twenty one degrees with an apex height of approximately 5.7 metres. A single carport has also been proposed on the west elevation, which will be constructed using three timber posts, the roof will be tied into the house.

Diagram 2: Site Plan & Cross Section

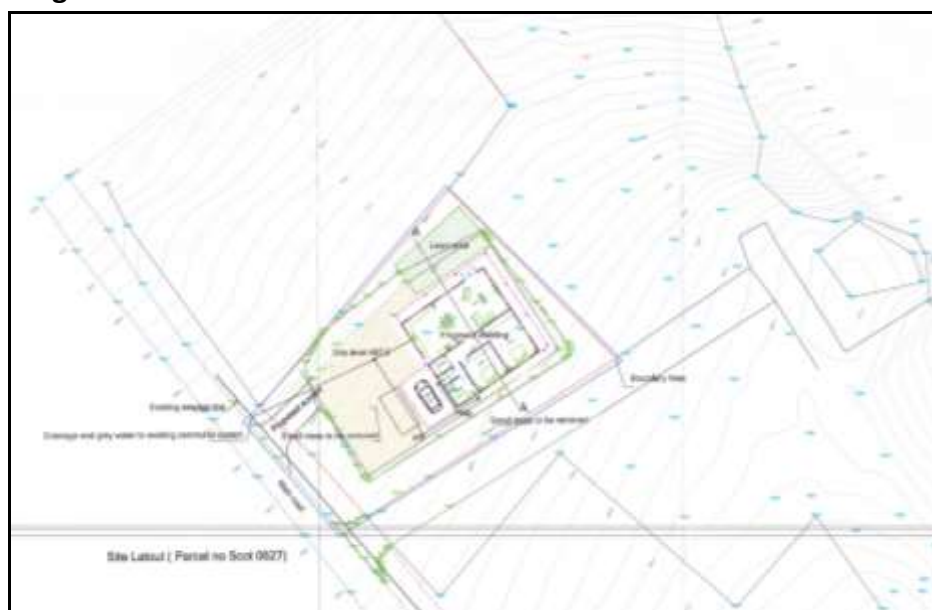
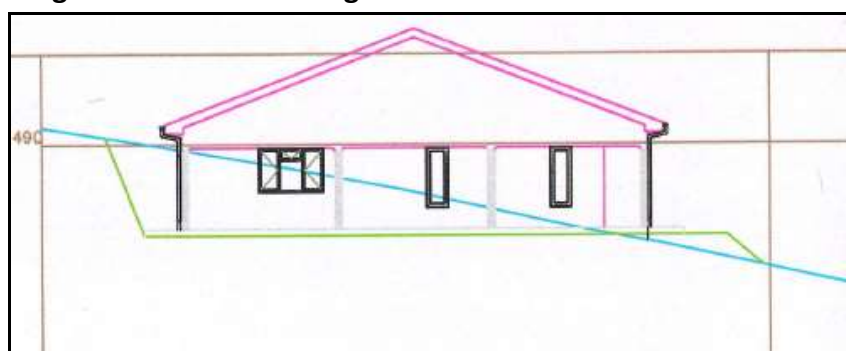


Diagram 3: Section Through



The applicant has proposed to connect sewage and grey water into the existing communal system, which runs along the main road. Water and electricity infrastructure is available in the area and can be connected to. In terms of parking spaces, there is sufficient space for on-site parking and manoeuvrability.

Diagram 4: Floor Layout

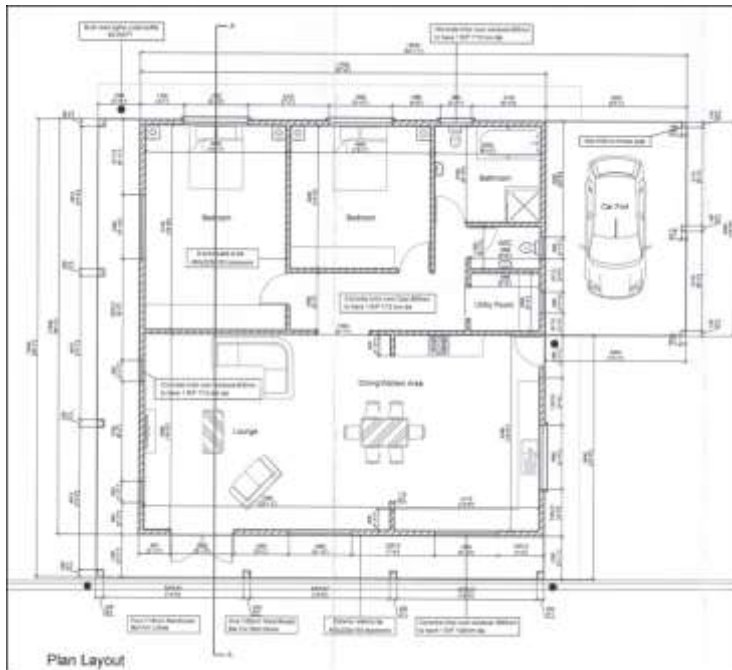
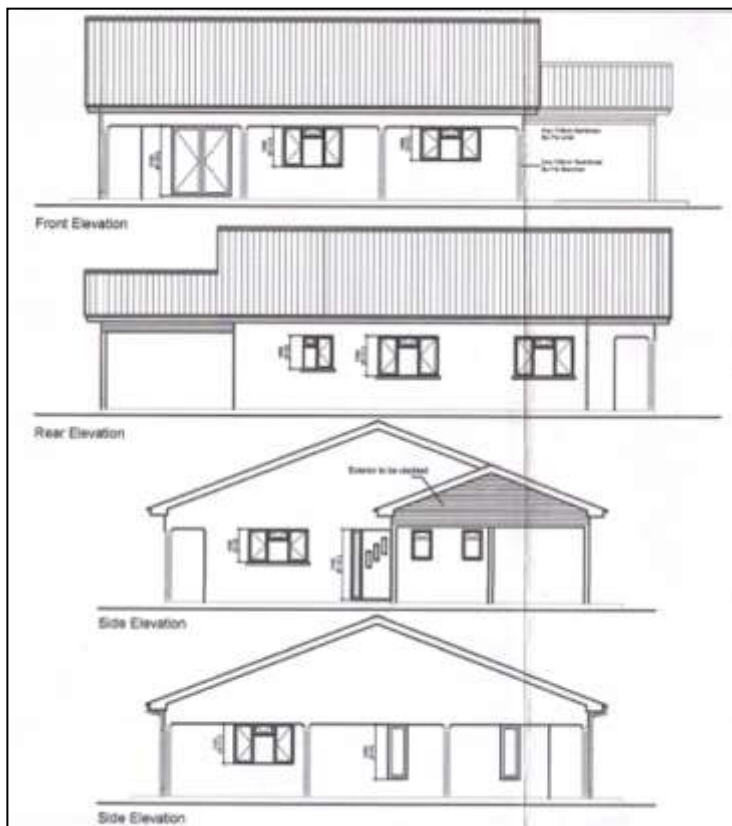


Diagram 6L Elevation



There was no representations from stakeholders or member of the public, however standard comments and conditions was submitted by the Roads Section, which read as follows – ‘applicant is to be fully responsible for any storm water flowing from the existing public road onto the property and should bear the cost of installing drains as appropriate. Have requested that appropriately worded conditions should be included with permission requiring the applicant to be fully responsible for managing any storm water that falls on the development site and that storm water shall not be discharged onto the public highway.

As regards to the new access to this property, this should be cut in a suitable way for vehicles approaching the property and for coming on to the main highway and to ensure that the access road joining the main road is suitably surface so the existing road edging doesn’t get damage. This will need to be maintained by the Applicant.’

The applicant has not consulted the Highway Authority and has been advised to seek Highways Authority approval for access from the main. Approval to this effect was obtained.

POLICY CONSIDERATION

The proposed development is assessed against the LDCP Policies set out below:

- Intermediate Zone: Policies IZ1 (a, b, f, g and h)
- Housing: Policy H9
- Water: Policy W2
- Sewage, storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7
- Road and Transport: Policies RT1 (c and d), RT3 and RT7
- Built Heritage: Policies BH1 a) BH6.

OFFICER ASSESSMENT

In terms of this plot allocation, ANRD had decided that the land along with an adjoining three to four plots are no longer considered productive for agriculture use, and therefore have handed back to Crown Estates for development. These plots were excised by Executive Council for residential purposes last year. This plot is considered one of the most densely populated with trees and vegetation out of the four plots available. Inevitably there will be some loss of trees and vegetation, which will have some impact on the street scene. The development has been proposed to coincide with existing built characteristics in the area, such as the point of access and relative positioning of the site and building. Constructing the dwelling on the eastern side of the platform enables more space available on-site for future development, as well as manoeuvrability and further amenities. Furthermore providing better means of privacy for the developer, as it will be located a substantial distance away from the main road. The scale of the development is coherent with existing properties within

the area, and does not dominate or compromise amenity. Regarding the detailing, all features such as the windows and doors are proportionate and aligned to one another ensuring uniformity, resulting in an aesthetically pleasing building. The roof gable will be constructed slightly higher than most bungalows, this is primarily due to the width of the house and ensuring a sufficient pitch for rainwater runoff.

With regards to the surrounding area, there is a footpath situated on Crown land directly behind this plot that is quite overgrown, which is primarily used by the GIS surveyors. However this also allows access to Coleman's Tower, which is a Grade III monument. The proposed development is not considered to be adversely affecting the setting of the monument. A landscaping scheme will be conditioned to ensure treatment on the eastern, southern and western boundary.

In this case, the development meets the aims of the policies as stipulated above, and the proposed use is consistent with those in the area, thus can be supported.